

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
NOVEMBER 7, 2023 – 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair and Board Members, Jeffrey Carnahan, Ishmael Husam, Theodore Conte, Antonio Reeves & Spring Overway were present. Also present were Bill Frye, Public Works/Planning Director, and Ashley Robyck, Administrative Support Clerk.

The meeting was called to order by Chairman John Hagan, followed by an invocation and the Pledge of Allegiance.

APPROVAL OF MINUTES

October 3, 2023
October 17, 2023

Motion:

Motion was made by Board Member Carnahan, and seconded by Board Member Conte/Overway, to approve the minutes of October 3, 2023. Motion carried unanimously.

Motion was made by Board Member Carnahan and seconded by Board Member Overway to approve the minutes for October 17, 2023. Motion carried unanimously.

NEW BUSINESS

Rezoning Application- 1139, 1149 S. Comet & parcel South of 1149 S. Comet Ave. Parcel ID's 07298-010-000, 07298-015-000 & 07297-030-000

Bill Frye, Director of Public Works/Planning, reviewed the rezoning application for 1139, 1149 S Comet and parcel south of 1149 S Comet; parcel ID 07297-030-000. He explained that there is not enough land for the R-6 zoning & they are requesting for R-5 because of density. He stated that this is for zoning only.

Board Member Dougall asked that the number of lots be verified. Jim Slonina with Panhandle Engineering advised that there will be the same number of lots. He stated the units will stay the same as the original plans, but the yards will be smaller.

Frank Mobley, 1130 S Comet Ave, shared his concerns about drainage, traffic issues and parking on the street. Discussion ensued.

Board Member Carnahan commented that we are only approving zoning today and spoke on the drainage ditch on Comet Ave.

Motion:

Motion was made by Vice Chair Dougall, and seconded by Board Member Overway, for approval of the Rezoning application for 1139, 1149 S Comet and Parcel ID# 07297-030-000, recommending same to Commission. Motion carried unanimously.

Voluntary Annexation Application- 760 N Fox Ave, Parcel ID 06006-030-000

Director Frye reviewed the application for Voluntary Annexation for 760 N Fox Ave, Parcel ID 06006-030-000. He stated that the South half of this property was annexed in, but they could not

annex the north half without creating an enclave. Director Frye explained with the recent Interlocal Agreement that Callaway entered into with Bay County it makes the enclave a non-issue.

Logan Brock, 720 N Fox Ave, commented on state guidelines, Interlocal Agreement & enclave it creates involving his property.

Chairman Hagan asked Mr. Brock what would be imposed upon him due to the annexation of this property. Mr. Brock explained that it could create the potential for his property to be forcibly annexed into the City.

Vice-Chair Dougall requested if there could be something put in writing that the City would not do that. Director Frye advised that something could, but future Commissioners or Mayors would not be bound to follow it.

Motion:

Motion was made by Chairman Hagan, and seconded by Board Member Carnahan, for the Voluntary Annexation of 760 N Fox Ave, Parcel ID# 06006-030-000. Motion failed 4-3 after roll call vote with Board Members Carnahan, Husam, Conte & Overway voting in opposition.

Rezoning Application- 760 N Fox Ave, Parcel ID 06006-030-000

Director Frye reiterated that this is just a recommendation to the Commission. He reviewed the rezoning application for 760 N Fox Ave to Planned Development. The characteristic of this zoning is where they would come in with something showing what they plan on doing as far as density, setbacks, landscaping etc. He explained that the zoning does need to be changed to P-D before they would be able to move forward with a Planned Development.

Motion:

Motion was made by Board Member Carnahan, and seconded by Board Member Conte, for approval of the Rezoning Application for 760 N Fox Ave. Motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:32 p.m.

Ashley Robyck, ASC

Board Chairman